

Boards & Commissions

Urban Design Committee Agenda

NOTICE

Notice is hereby given that the Urban Design Committee will hold a meeting on **Tuesday, May 1, 2018 at 3:00 p.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in **Room 210** on the 2nd Floor. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

AGENDA

MAY 1, 2019

1. Approval of UDC meeting record of [April 3, 2018](#).

* [Memo from Stacey Hageman](#)

DISCUSS AND ADVISE

2. [Lincoln Sports Facility](#) (Urban Development Dept./Sam Manzitto) - [UDR18010](#)

PUBLIC HEARING AND ACTION

3. Neighborhood Design Standards Appeal for [28 Flats](#) (Kris Sonderup) - [UDR18025](#)

DISCUSSION

4. Staff Report & misc.

TO: **URBAN DESIGN COMMITTEE**

FROM: Stacey Hageman

RE: Meeting of May 1, 2018

DATE: April 25, 2018

ITEM 2: Lincoln Sports Facility

The Committee reviewed Manzitto’s proposed Lincoln Sports Facility at SW 14th Plaza and West O Street last month. This project was brought to the Committee for review and advice regarding the use of tax increment financing. Your comments at the April meeting resulted in an amendment to the redevelopment agreement (which has since been approved by City Council) which addressed additional review by Urban Design Committee prior to the Mayor’s final approval of schematic designs.

The project involves two phases: construction of a large sports facility with parking, and construction of a multi-tenant commercial building. Your review last month requested more thought be put into the design elements of the sports facility’s north façade and primary entrance. You also requested that the applicant address site lighting, location of commercial services (like dumpsters and deliveries), and West O Street streetscapes.



Initial Proposal, View from West O Street



Revised Sports Facility Façade

The revised sports facility façade incorporates a projecting stone area surrounding the entrance. The awning has been shifted to a lower, more pedestrian-scale location. Fewer decorative metal panels are shown on the façade in exchange for significantly more window area, and the location of the facility's sign, while not centered above the entrance, seems more logical given the asymmetrical façade features. A nighttime view of this façade is attached for your review regarding lighting.

Revised daytime and nighttime views of the commercial building are attached. I have not received additional information regarding the building's services.

The attached landscape plan includes the West O Street right-of-way with street trees. I have not received an alternative design incorporating a turn lane into this streetscape. It has not been determined if one will be required as an outcome of the traffic study.

Your advice and recommendation is sought on these revisions and will be delivered to the Mayor for his consideration prior to final approval.

ITEM 3: 28 Flats – Container Houses

Kris Sonderup is proposing a unique shipping container housing development for the southwest corner of 28th and Vine Streets. This project is coming to you through an appeal of Neighborhood Design Standards.

Mr. Sonderup is a stakeholder in the Hartley neighborhood, co-owning the adjacent Cycle Works and Moose's Tooth and recently building Hartley Flats at 27th and S Streets. He's now interested in incorporating shipping containers into a housing development and is proposing to build 5 two-family residences with one unit per floor. A site plan and perspective images of the proposed development are attached.

Each duplex is oriented to 28th Street. Each has a porch/deck and the required window and door openings facing the street. They also have garages that face towards and are accessed from the existing alley. All of these elements meet Neighborhood Design Standards.

There are two elements that do not meet the Standards. The proposed shed roofs are of a type and pitch not typically found in the neighborhood and exterior stairs providing access to the second-floor unit on the corner are located along Vine Street. Because this is a unique housing type, I would recommend that the roof type and pitch is appropriate for this site. The site's location on the fringe of the residential neighborhood is immediately adjacent to commercial development and not imbedded within the neighborhood where a more traditional form may be preferable.

I would also recommend that the exterior stairs along Vine Street are acceptable because the buildings' orientation toward 28th Street (which is the preferred orientation of the Neighborhood Design Standards) make the Vine Street façade a secondary one. I will add that the corner house is unique from the other houses in that they're proposing to add additional windows facing Vine Street in order to enhance that façade along the street.









April 23, 2018

to: Property owners in the vicinity of N. 28th and Vine Street.

Kris Sonderup has submitted designs for a new duplex development on property generally located at 701-715 N. 28th Street. You are receiving this notice as the owner of property within 200 feet of this property.

Designs for new homes in the well-established neighborhoods of Lincoln are required to meet Neighborhood Design Standards. The purpose of these Standards is to encourage construction that is compatible with the surrounding neighborhood. The Standards focus on a limited number of basic design elements which have significant effect on compatibility, such as orientation of windows and entrances toward the street, height and massing, and location of parking.

The proposed design was found to meet many but not all of the Neighborhood Design Standards. The more non-traditional roof type and pitch being proposed is not commonly found on the neighboring homes and therefore does not strictly meet the Standard that addresses roofs. The Standards also say, *"Exterior stairs serving second floor units are not allowed on street facades."* Stairs that do not meet this Standard are located on the Vine Street side of the proposed north unit.

When a design does not meet the Neighborhood Design Standards, the applicant may appeal to the Urban Design Committee, which Mr. Sonderup has requested. We are sending you this notice so that you are aware of this project in your neighborhood. You are not required to take any action, but if you wish to comment on the design or attend the Urban Design Committee meeting (3 p.m. on May 1, 2018, in Room 210, County/City Building, 555 S. 10th St.), you are welcome to do so.

Mr. Sonderup's design proposal is attached. The Neighborhood Design Standards are on-line at: <http://lincoln.ne.gov/city/attorn/designs/ds375.pdf>

If the proposal is approved by Urban Design Committee, the Building & Safety Dept. can issue a building permit (provided all building codes are met) on May 14th, unless an affected party files an appeal with the City Council before the latter date.

Please do not hesitate to contact me if you have any questions about this process.

Sincerely,



Stacey Groshong Hageman, Planner
(402) 441-6361 slhageman@lincoln.ne.gov

12 Unit Site Plan

Vine Street

SITE PLAN
181'-0" x 249'-5"
44,515 SF
1.02 ACRES

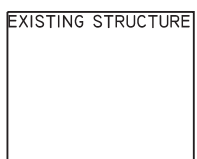
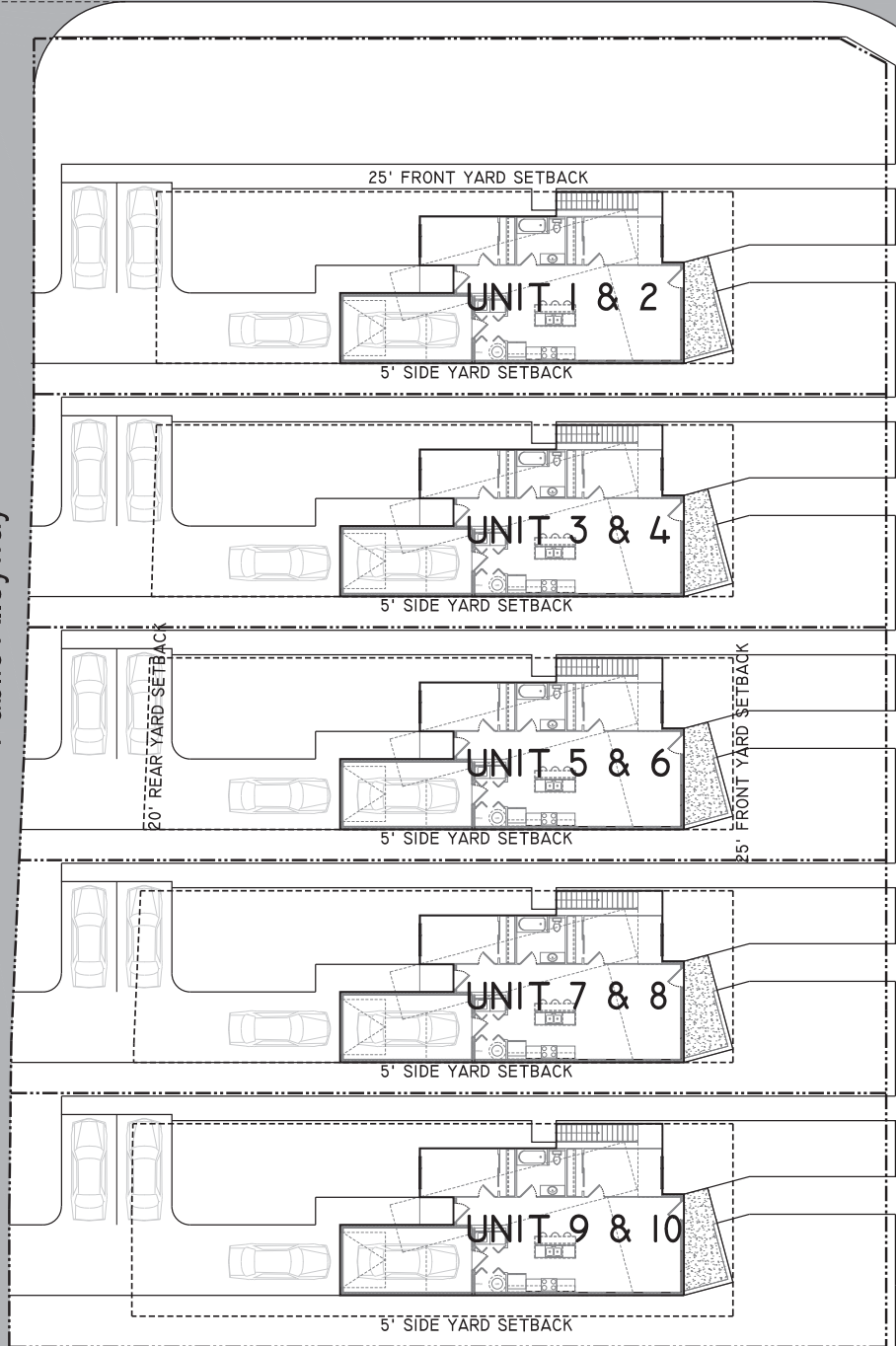
CYCLEWORKS & MOOSE'S TOOTH TO WEST

Public Alleyway

ALLEYWAY
CENTERLINE

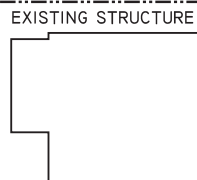
North 28th Street

NORTH 28TH STREET
CENTERLINE



EXISTING STRUCTURE

14 Stalls
1 Driveway Stall
5 Garage Stalls
20 Total Stalls



EXISTING STRUCTURE

5 duplexes
10 units

1"=20'-0"





View From 28th & Vine Intersection



View From 28th Street Looking North